

Offering  
Memorandum ]

## Single-Tenant NNN Lease Retail Portfolio



**Five Prime Sites throughout  
the West and Midwestern U.S.**

PRESENTED BY

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**NAI SunVista ] Got Space™**

Opening the Door to Commercial Real Estate Excellence

## Financials

Sale Price	<b>\$14,860,000</b>
CAP Rate	<b>7.7%</b>
In-Place Net Operating Income	<b>\$1,144,439</b>

## Locations

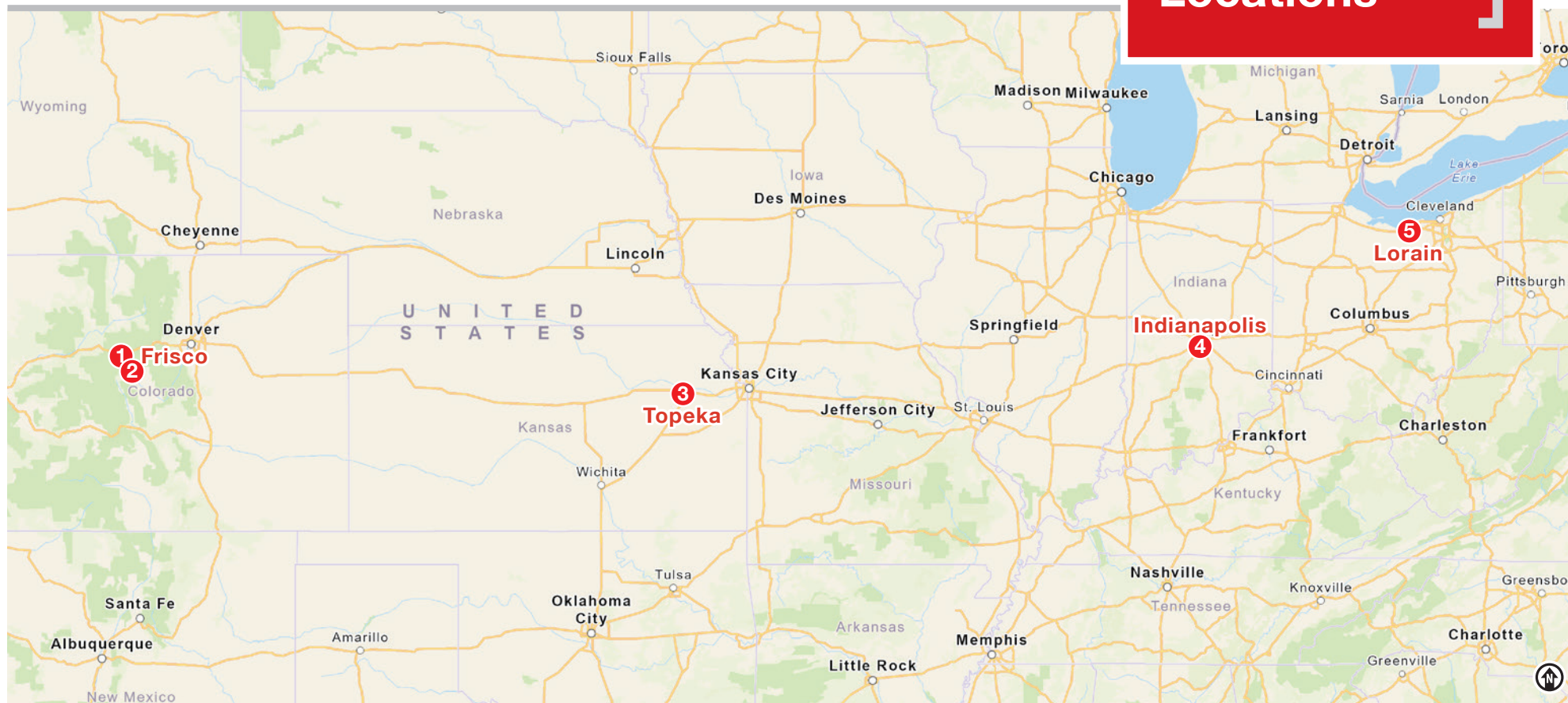
Total Space: ±35,094 SF

- 1 Base Camp Wine & Spirits  
223 Lusher Ct. | Unit 1  
Frisco, Colorado 80433
- 2 Epic Mountain Gear  
223 Lusher Ct. | Units 2-6  
Frisco, Colorado 80433
- 3 Natural Grocers  
5836 SW 21st St.  
Topeka, Kansas 66604
- 4 Jiffy Lube  
8580 N. Michigan Rd.  
Indianapolis, Indiana 46268
- 5 Verizon  
4805 N. Leavitt Rd.  
Lorain, Ohio 44053

## Highlights

- 100% leased
- Five A+ locations across the western and midwestern United States
- Three national-credit tenants with 10+ years of operation history





	<b>PAGE</b>	<b>RETAILER</b>	<b>LOCATION</b>	<b>SQ. FEET</b>	<b>ACRES</b>
<b>1</b>	4	Base Camp Wine & Spirits	223 Lusher Ct. Unit 1, Frisco, CO 80433	±5,177	NA
<b>2</b>	5	Epic Mountain Gear	223 Lusher Ct. Units 2-6, Frisco, CO 80433	±9,917	NA
<b>3</b>	7	Natural Grocers	5836 SW 21st St, Topeka, KS 66604	±15,000	±1.53
<b>4</b>	9	Jiffy Lube	8580 N Michigan Rd, Indianapolis, IN 46268	±2,000	±0.51
<b>5</b>	11	Verizon	4805 N Leavitt Rd, Lorain, OH 44053	±3,000	±0.77
			<b>TOTAL</b>	<b>±35,094</b>	<b>±2.81</b>



**223 Lusher Ct. | Unit 1**  
**Frisco, CO 80433**

**Sale Price:** \$2,035,000

**CAP Rate:** 9.25%

**SF:** ±5,177

**Year Built:** 2013

**LEASEHOLD INTEREST**

**Master Lease Details:**

- \$50,539/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

**LEASE DETAILS**

**Lease End Date:** 11/30/2029

**Options:** 3 x 5 Years

**Increases:** 2.5% Yearly

**Next Increase:** 3% December 2026

**NOI:** \$188,141

**Base Rent per SF:** \$46.10

**Car Counts:**

I-70: 33,500 CPD





223 Lusher Ct. | Units 2-6  
Frisco, CO 80433

Sale Price: \$2,685,000

CAP Rate: 9.5%

SF: ±9,917

Year Built: 2013

**LEASEHOLD INTEREST**

**Master Lease Details:**

- \$96,813/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

**LEASE DETAILS**

Lease End Date: 4/30/2027

Options: 3 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% May 2027

NOI: \$255,187

Base Rent per SF: \$35.49

**Car Counts:**

I-70: 33,500 CPD





**223 Lusher Ct. | Units 1-6**  
**Frisco, CO 80433**

Demographics	5 Mile	10 Mile	20 Mile
Total Population	16,277	28,207	38,022
Average HH Income	\$149,578	\$149,725	\$152,518
Daytime Employment	12,692	22,545	37,158

2025 Forecasted by Esri





5836 SW 21st St.  
Topeka, KS 66604

**Sale Price:** \$6,000,000

**CAP Rate:** 6.65%

**SF:** ±15,000

**Land:** ±1.53 Acres

**Year Built:** 2013

**Lease End Date:** 1/31/2029

**Options:** 4 x 5 Years

**Increases:** 4% Every 5 Years

**Next Increase:** 4% February 2029

**Current Annual Base Rent:** \$399,000

**Base Rent per SF:** \$26.60

**Car Counts:**

SW 21st St: 16,600 CPD

SW Westport Dr: 3,700 CPD



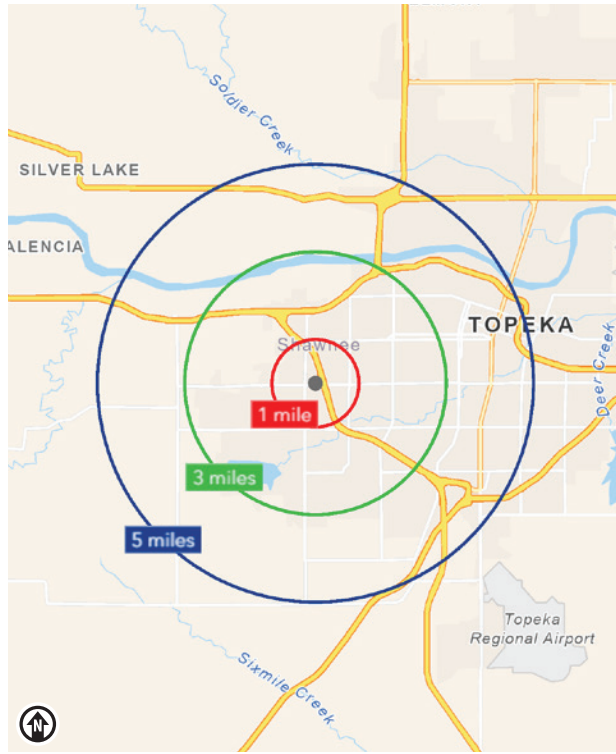
Property 3



5836 SW 21st St.  
Topeka, KS 66604

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,629	59,284	98,849
Average HH Income	\$90,530	\$93,671	\$86,590
Daytime Employment	8,213	30,359	81,598

2025 Forecasted by Esri





**8580 N. Michigan Rd.  
Indianapolis, IN 46268**

**Sale Price:** \$2,200,000

**CAP Rate:** 6.6%

**SF:** ±2,000

**Land:** ±0.51 Acres

**Year Built:** 1986

**Lease End Date:** 9/31/2032

**Options:** 2 x 5 Years

**Increases:** 10% Every 5 Years

**Next Increase:** 10% October 2027

**Current Annual Base Rent:** \$145,200

**Base Rent per SF:** \$72.60

**Car Counts:**

Michigan Rd: 27,600 CPD

W. 86th St: 36,400 CPD

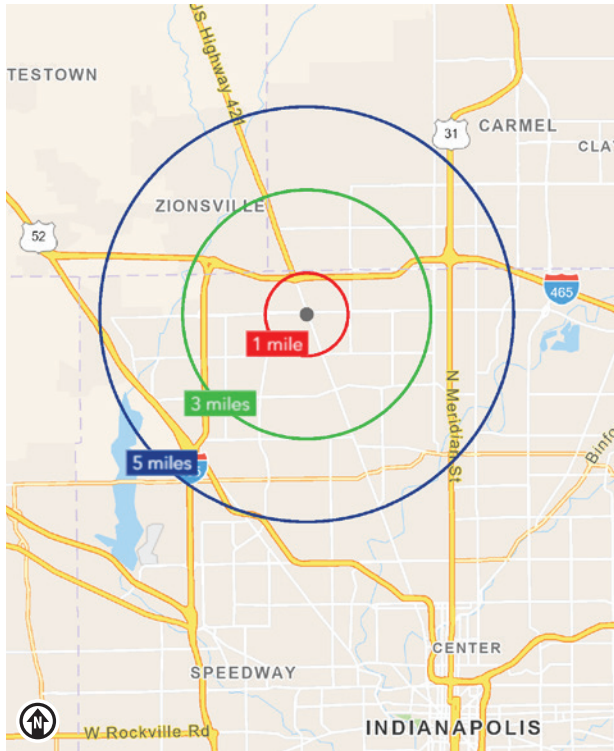




8580 N. Michigan Rd.  
Indianapolis, IN 46268

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,758	59,202	148,348
Average HH Income	\$85,028	\$109,669	\$135,467
Daytime Employment	12,157	72,958	125,124

2025 Forecasted by Esri





**4805 N. Leavitt Rd.  
Lorain, OH 44053**

**Sale Price:** \$1,940,000

**CAP Rate:** 8.1%

**SF:** ±3,000

**Land:** ±0.77 Acres

**Year Built:** 2016

**Lease End Date:** 1/31/2029

**Options:** 2 x 5 Years

**Increases:** 10% Every 5 Years

**Next Increase:** 10% February 2029

**Current Annual Base Rent:** \$156,911

**Base Rent per SF:** \$52.30

**Car Counts:**

N Leavitt Rd: 23,000 CPD

N. Nantucket Dr: 1,800 CPD

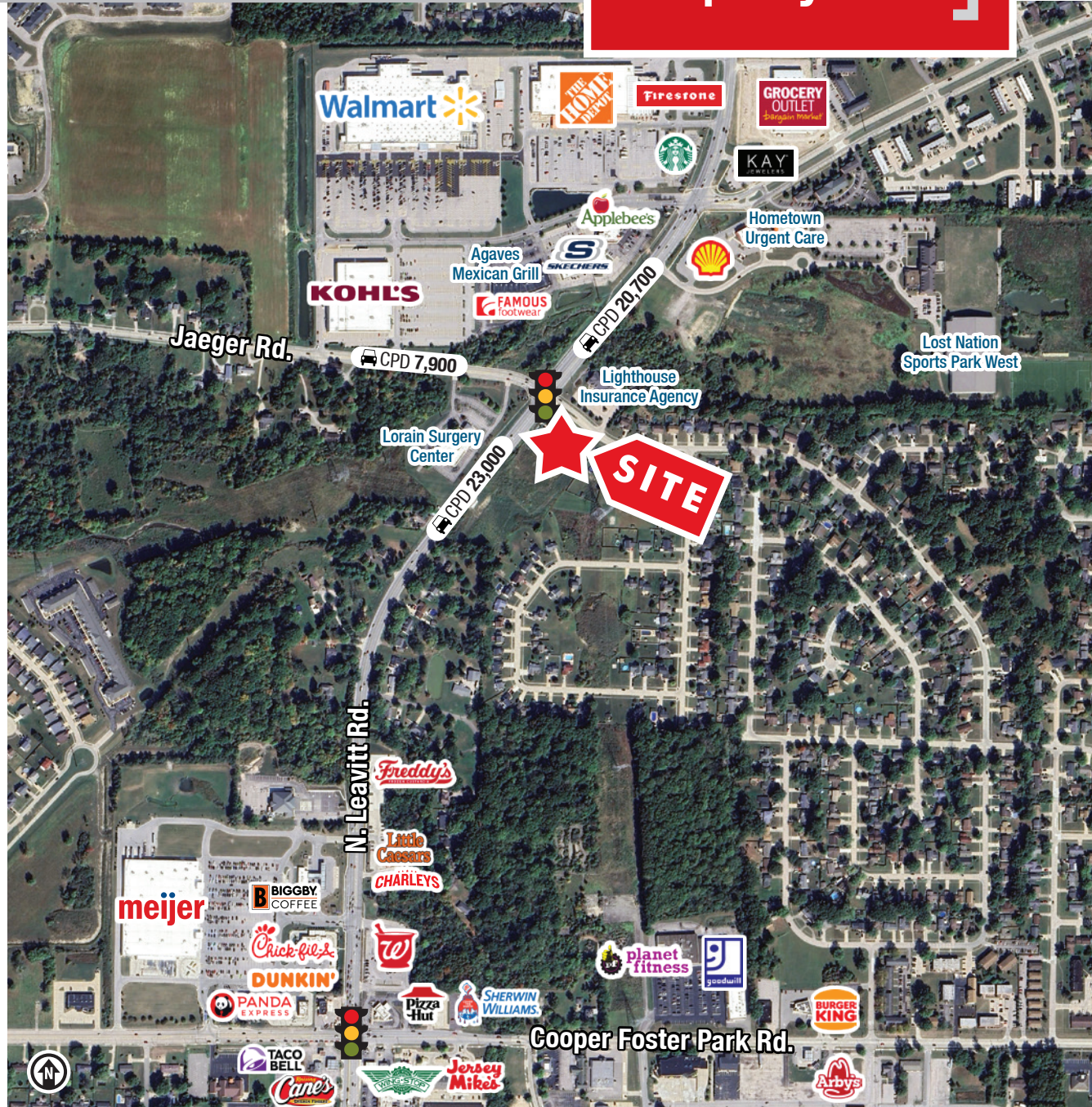
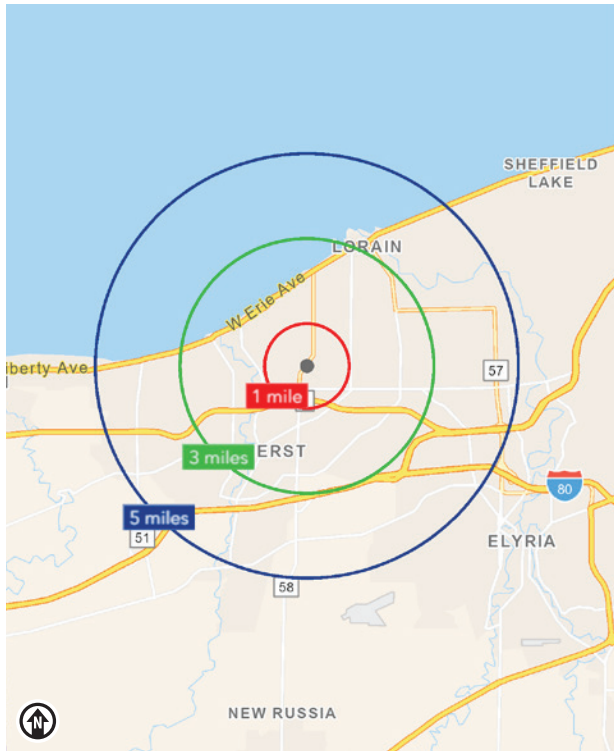




4805 N. Leavitt Rd.  
Lorain, OH 44053

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,043	60,181	95,497
Average HH Income	\$85,897	\$85,417	\$82,668
Daytime Employment	3,457	16,622	27,963

2025 Forecasted by Esri





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**NAI SunVista ] Got Space™**

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